

STAMFORD PLANNING BOARD
SPECIAL JOINT MEETING - BOARD OF REPRESENTATIVES 4TH FLOOR CHAMBER
REGULAR MEETING - 4TH FLOOR CAFETERIA
APPROVED MINUTES - TUESDAY, DECEMBER 1, 2015
GOVERNMENT CENTER
888 WASHINGTON BLVD., STAMFORD, CT

Stamford Planning Board Members present were: Voting Members: Theresa Dell, Chair; Claire Fishman, William Levin, Jay Tepper and Michael Totilo Absent: Jennifer Godzeno, Roger Quick and Zbigniew Naumowicz. Present for staff was David W. Woods, Ph.D., AICP, Principal Planner.

Ms. Dell opened the Planning Board meeting at 6:00 p.m. in conjunction with Randy Skigen, President of the Board of Representatives and Mary Lou Rinaldi, Acting Chair of the Board of Finance for the Special Meeting to discuss and potentially approve the Lease and Option to Purchase Agreement for Smith House between the City of Stamford and Center Management Group, LLC. After a presentation by Mayor David Martin, questions from the three Boards and input from the public, Mr. Totilo moved to recommend approval of the Lease Agreement with Option to Purchase for the Smith House and that this request is consistent with the 2015 Master Plan; Mr. Tepper seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

The Public Hearing adjourned at 8:00 p.m. and the Regular Meeting of the Planning Board was reconvened and called the meeting to order at 8:10 p.m. She introduced the members of the Board and announced Jennifer Godzeno, Roger Quick and Zbigniew Naumowicz were going to be absent. Ms. Dell introduced the first item.

**SPECIAL JOINT MEETING - 4TH FLOOR BOARD OF REPRESENTATIVES CHAMBER:
BOARD OF REPRESENTATIVES, BOARD OF FINANCE AND PLANNING BOARD.**

Regular Planning Board meeting will start five (5) minutes after the Special Joint Meeting.

SMITH HOUSE: The City of Stamford has reached a preliminary agreement with Center Management Group to lease the Smith House and continue to operate it as a skilled nursing facility. As there was an anticipated closure of the facility, all residents will be able to remain and former residents who had moved out during the past month will be able to return to Smith House. Center Management Group will offer equivalent employment (full-time, part-time, seasonal or per diem, as applicable) to current Smith House employees who satisfy standard qualification criteria applied by Center Management Group at other skilled nursing facilities it operates.

REQUEST FOR AUTHORIZATIONS:

DEMOLITION OF THE CONVENT BUILDING - 200 STRAWBERRY HILL AVENUE: The Convent Building, located at 200 Strawberry Hill Avenue, was built in 1964. It has been determined that the building is not feasible for renovations to be used within the new school development plan. In connection with the development of the property as a new IB Interdistrict Magnet School, Engineering recommends the demolition of the building.

Dr. Woods made a brief presentation on the reasons for this demolition request and clarified which building on 200 Strawberry Hill Avenue it was. After a brief discussion, Ms. Fishman moved to recommend approval of this request and this request is consistent with CGS Section 8-24, and the City Charter Section C6-30-13, as well as consistent with the 2015 Master Plan; Mr. Levin seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

ZONING BOARD OF APPEALS REFERRALS:

1. **ZBA APPLICATION #055-15 - 71 & 91 STRAWBERRY HILL AVENUE - Variance of Section 6A-Accessory Building in a Front yard and Section 6D-Maximum Building height and Maximum Stories:** Applicant owns a multi-family condominium complex with 436 units and is proposing to build a three-level parking garage with an area of 69,400± sq. ft., inclusive of proposed building ramp. Requesting (1) 24.5 ft. upper parking deck height in lieu of 15 ft. minimum allowed; (2) 28 ft. top of parapet wall height in lieu of 15 ft. minimum allowed; (3) three-story accessory building in lieu of one-story minimum allowed; and (4) to allow existing non-confirming parking to remain. After comments from residents of Holcome Avenue and a brief discussion, Mr. Tepper moved to recommend that the Zoning Board of Appeals approve ZBA Application #055-15 with the suggestion that the Zoning Board of Appeals hear from the residents at Holcome Avenue before making their decision and that this application is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).
2. **ZBA APPLICATION #056-15 - 656 HIGH RIDGE ROAD-Variance of Table III-Appendix B - Street Line & Street Center:** Applicant owns a 1½ story dwelling and is proposing a 35 ft. x 12 ft. second story dormer addition over the southern portion of the existing dwelling. Applicant is requesting a 25.7 ft. street line in lieu of the 40 ft. minimum and a 50.7 ft. street center in lieu of the 65 ft. minimum. Small irregular lot. The proposed addition will be over the existing footprint. After a brief discussion, Mr. Levin moved to recommend that the Zoning Board of Appeals approve ZBA Application #056-15 and that this application is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).
3. **ZBA APPLICATION #057-15 - 20 FRIAR TUCK ROAD - Variance of Table III - Appendix B:** Applicant owns a single-family home and would like to expand bathroom. Applicant is requesting a 30.0 ft. total side yard setback in lieu of 35.0 ft. minimum and for building coverage of 15.3% in lieu of 15% required. Addition is in the back of a non-conforming building. (Front yard setback) If the variance is approved, it will allow the applicant to expand their building in the rear of the lot where there is plenty of room. After a brief discussion, Ms. Fishman moved to recommend that the Zoning Board of Appeals approve ZBA Application #057-15 and that this application is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).
4. **ZBA APPLICATION #058-15 - 3 WEED CIRCLE - Variance of Table III - Appendix B:** Applicant owns a single-family home and is proposing an addition of 60 sq. ft. of enclosed living space which will be elevated above flood hazard elevation and removal of the basement and installation of stairs to access the first floor. Applicant is requesting (1) existing front setback of 27.5 ft. to remain in lieu of 30 ft. required [Note: proposed stairs and open landings may extend 6 ft. into front yard - i.e. 24 ft. from property line]; (2) Rear setback of 27.2 ft. from new building addition in lieu of 30 ft. required [Note: existing home is 21.7 ft. from rear lot line]; (3) Rear setback of 18.7 ft. from proposed deck stair extension in lieu of 24 ft. required [Note: existing stairs are 20.0 ft. from rear lot line]. Odd-shaped property with non-conforming front and rear yard setback. Raising the home to meet new FEMA Flood Plan regulations, which will require new stairs and landing for access to building, appears to be the minimum disturbance. After a brief discussion, Mr. Totilo moved to recommend that the Zoning Board of Appeals approve ZBA Application #058-15 and that this application is consistent with the 2015 Master Plan; Mr. Levin seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

5. **ZBA APPLICATION #059-15 - 724 PACIFIC STREET & 5 WOODLAND PLACE - Variance of Table III - Appendix B - Schedule of Requirement for Area, Height & Bulk of Buildings:** Church of God of Stamford is a 32 ft. x 60 ft. masonry church with a two-story frame residence and a 77.1 sq. ft. frame storage shed. Applicant would like to remove existing residence and shed and extend church to 32 ft. x 80 ft. Applicant is requesting (1) a building area of 39.92% in lieu of the 30% allowed. [The building area is currently 44.49%]; and (2) front yard setback (side street) of 8.8 ft. in lieu of the 15 ft. allowed. Existing main house, secondary 2-story residence and framed shed to be removed which will eliminate existing non-conformity. Memo to ZBA outlines the three explanations for the variance and they argue that in the end, it would be advantageous by eliminating a number of non-conformities. **TABLED UNTIL JANUARY.** Acquire parking and allow the Historic Preservation Advisory Committee to report.
6. **ZBA APPLICATION #060-15 - 1054 COVE ROAD - Variance of Table III-Appendix B-Section 2.4 Minimum Front Yard & Minimum Lot Size:** Applicant owns a single family dwelling with an attached garage on a lot size of 6,417 sq. ft. (pre-existing and non-conforming). Applicant would like to add small entrance breezeway to front (Cove Road) and expand kitchen area and is requesting: (1) front yard setback on Cove Road of 24.7 ft. in lieu of 30 ft. required; (2) front yard setback on Island Heights Drive of 15.2 ft. in lieu of 30 ft. required; (3) street centerline setback of 49.4 ft. on Cove Road in lieu of 55 ft. required; and (4) street centerline setback of 40.2 ft. on Island Heights Drive in lieu of 55 ft. required. Existing non-conforming house. Expand footprint by going up and over the attached garage. Consistent with the neighborhood. After a brief discussion, Mr. Tepper moved to recommend that the Zoning Board of Appeals approve ZBA Application #060-15 and that this application is consistent with the 2015 Master Plan; Mr. Totilo seconded the motion and it passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

DISCUSSION: CAPITAL BUDGET

Ms. Dell discussed the process for the Capital Budget. After a brief discussion, the Board decided at next week's meeting to first look at the projects that are going to be put into Tier 4 and then focus more closely on the remaining projects.

PLANNING BOARD MEETING MINUTES:

Meetings of 11/17/15 & 11/18/15

Meeting of 11/17/15: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of November 17, 2015; Mr. Totilo seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

Meeting of 11/18/15: After a brief discussion, Mr. Tepper moved to recommend approval of the Planning Board Minutes of November 18, 2015; Ms. Fishman seconded the motion, and passed unanimously with eligible members present voting, 5-0 (Dell, Fishman, Levin, Tepper and Totilo).

OLD BUSINESS:

Discussion of Holiday party.

NEW BUSINESS:

Next regularly scheduled Planning Board meeting is:
12/15/15

No meetings on 12/22/15 & 12/29/15 due to holidays

There being no further business to come before the Board, Ms. Dell adjourned the meeting at 9:05 p.m.

Respectfully Submitted,

Claire Fishman, Secretary
Stamford Planning Board

NOTE: Due to technical difficulties with the video recording, these proceedings were recorded on audio tape only and are available for review in the Land Use Bureau located on the 7th Floor of the Government Center, 888 Washington Boulevard, during regular business hours.